

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904

October 13, 2021

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
Street-Jones Building
1000 E. 11th Street, Suite 200
Austin, TX 78702

Via Electronic Delivery

Re: 11705 Research Blvd. – Amending applicant summary letter for the 5.60-acre piece of property located at 11705 Research Blvd. in Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully request that you accept this letter as a formal amendment to zoning case C14-2020-0146 11705 Research Blvd.

The original request for rezoning was from Limited Industrial Services – Conditional Overlay, LI-CO, to LI Limited Industrial services to remove the conditional overlays on the site. Throughout the rezoning process the applicant team has met with both Angus Valley Area Neighborhood Association (AVANA) and the Summit Oaks Neighborhood Association on the rezoning request. Both associations and the applicant have come to an agreement to maintain portions of the original conditional overlay on the Property.

Therefore, we respectfully request to amend the rezoning request on file to be from Limited Industrial Services – Conditional Overlay, LI-CO, to LI-CO Limited Industrial Services – Conditional Overlay to amend the conditional overlay. The original conditional overlay was established via Ordinance 900118-B as part of case C14-89-0009. This amended rezoning request proposes to retain these sections from the existing conditional overlay:

- A. Item #2 of Part 2 of the conditional overlay: *Prohibited uses:*
 - a. *Scrap and salvage services*
 - b. *Convenience storage (mini-warehousing)*
 - c. *Automotive rentals*
 - d. *Automotive repair services*
 - e. *Automotive sales*

- f. Automotive washing (automatic or mechanical)*
- g. Automotive washing (self service)*
- h. Resource extraction*
- i. Hotel-motel*
- j. Basic industry*
- k. Vehicle storage*

- B. Item #3 of Part 2 of the conditional overlay: *The following uses are prohibited on approximately 1.67 acres in the rear portion of the property for a depth of 150 feet:*
- a. General warehousing and distribution*
 - b. Equipment sales*
 - c. Equipment repair services*
 - d. Kennels*

This request proposes to remove these sections from the existing conditional overlay:

- A. Item #1 of Part 2 of the conditional overlay: *No structure of any kind shall be built to a height greater than 40 feet above ground level of Property.*
- B. Item #4 of Part 2 of the conditional overlay: *No site plan or building permit issuance if the development generates traffic exceeding the total traffic generation for the Property as specified in the Traffic Impact Analysis prepared by Watson, Hall, and Machemekl Transportation Engineering Consultants, Inc.*
- C. Item #5 of Part 2 of the conditional overlay: *No building permit issuance until one of the following occurs:*
 - a. Release of site plan*
 - b. Award of construction contracts for US 183 roadway improvements*

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor

cc: Joi Harden, Planning and Zoning Review Department (*via electronic delivery*)
Sherri Sirwaitis, Planning and Zoning Review Department (*via electronic delivery*)

SUMMIT OAKS NEIGHBORHOOD ASSOCIATION

October 13, 2021

Mayor Steve Adler
P.O. Box 1088
Austin, TX 78767

Via Electronic Delivery

Re: Support for Rezoning Case C14-2020-0146

Dear Mayor Adler,

I am writing in support of the request to rezone the property owned by 3M Company at 11705 Research Blvd in Austin, Texas. Our neighborhood is adjoining the property and we have reached agreement with the applicant on a number of issues that will mitigate the impact of the eventual development:

1. Definition of "Residential Buffer Zone": The fifty foot (50') Residential Buffer Zone shown on the plat for Lot 1-A Resubdivision of a 35.207 Acre Portion of Lot 1 Research Park (Document 201200165 PRTCT) is defined as a fifty foot (50') wide vegetation buffer strip where native trees, shrubbery and grasses shall be preserved. The buffer zone shall be undisturbed with no pedestrian trails or picnic areas unless otherwise required by the City of Austin during the site development permit process. The buffer zone shall be maintained free of trash and litter. No encampments, tents, or other dwelling units are permitted and shall be promptly removed if they are constructed. Should utilities be installed in the easement area within the buffer zone, the area disturbed by installation of utilities or maintenance of fencing within the buffer zone will be followed by re-establishment of disturbed vegetation.
2. Extension of the 50' Residential Buffer Zone: The Residential Buffer Zone will extend to the area adjoining (east of) 12101 and 12101 ½ Conrad Rd (Lots 5A and 5B Block E Summit Oaks Subdivision).
3. Existing chain link fence on the eastern border of residential lots on Conrad Rd: The existing chain link fence will be maintained in good condition. Damage to the fence will be repaired promptly.
4. Conditional overlay restrictions on prohibited uses: The application for rezoning will be amended to request that restrictions on specific uses in zoning ordinance 900118-B Part 2, Items 2. and 3. are retained.
5. Sidewalk installation on Conrad Rd: A request will be made to approve a payment of fee (Austin City Code 25-6-354) instead of sidewalk installation on Conrad Rd.

6. Parking garage lighting: Spandrel panels will be installed to a height that blocks vehicular headlights. Motion sensor controls or similar light reduction techniques will be employed within the parking garage. Lights will have shielding to direct light away from the residential properties. Lighting will be designed to minimize dispersion of light at the property line.
7. Installation of utilities within the Residential Buffer Zone: Subject to requirements and approval of the utility providers, construction within the Residential Buffer Zone will be located to require as little clearing as possible in order to preserve existing vegetation. Disturbed areas will be replanted with native vegetation.

In exchange for this agreement, the Summit Oaks Neighborhood Association no longer opposes the rezoning and now supports the applicant's request regarding restrictions in the Conditional Overlay listed in PART 2 of Ordinance 900118-B:

- Remove Item 1; height restriction of 40',
- Retain Items 2 and 3; prohibited uses,
- Remove Item 4; restriction on total traffic generation, and
- Remove Item 5; conditions on issuance of building permit.

Sincerely,



Steven W. Schrader
President, Summit Oaks Neighborhood Association
12108 Conrad Rd
Austin, TX 78727
Steve-Schrader@austin.rr.com
512 250 5635

Cc: MacKenzie Kelly, Council Member, District 6
Thomas McGregor, Chief of Staff, District 6
Ashley Fisher, Senior Policy Advisor, Office of the Mayor
Kurt Cadena-Mitchell, Policy Advisor, District 10
Sherri Sirwaitis, Case Manager, Housing and Planning Department
Renee Johns, Senior Planner, Development Services Department
Amanda W. Swor, Drenner Group, PC
Brad Maples, Trammel Crow Company

From: staceypeterson
To: ["Amanda Swor"; Sirwaitis, Sherri](#)
Cc: ["Steve.Adler@austintexas.gov"; Harden, Joi; Kelly, Mackenzie; Sirwaitis, Sherri; McGregor, Thomas; "Steven Schrader"; "Amanda Swor"](#)
Subject: 11705 Research Blvd. - Amendment request to zoning case C14-2020-0146 related to 5.6-acre parcel of property
Date: Tuesday, October 12, 2021 11:54:17 PM
Attachments: [Amending Applicant Summary Letter 2021.10.12 v3 \(003\).pdf](#)

*** External Email - Exercise Caution ***

Dear Mayor Adler and all concerned:

This note is to acknowledge that the Angus Valley Area Neighborhood Association agrees with the contents of the attached letter dated Oct. 12 authored by Amanda Swor. We agree with the proposed amendments to the conditional overlay request for this zoning case on the 5.6-acre parcel of property located at 11705 Research Blvd.

Thank you for considering our request.

Respectfully,

Stacey Peterson, President
Angus Valley Area Neighborhood Association
12300 Audane Dr.
Austin, TX 78727
512-250-9570

Copy to AVANA Board Members

From: Amanda Swor <>
Sent: Tuesday, October 12, 2021 4:33 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Cc: Harden, Joi <Joi.Harden@austintexas.gov>; mackenzie.kelly@austintexas.gov; Steven Schrader <>; staceypeterson
Subject:

Hi Sherri,

Please find attached an applicant summary letter amending the rezoning request for Case C14-2020-0146, 11705 Research Boulevard, amending the conditional overlay request. As mentioned in the letter, we have been working with both the AVANA and Summit Oaks neighborhood associations. All three parties are in agreement with the proposed conditional overlays. I have included representatives from both organizations on this correspondence.

Please let me know if there is anything else I need to formally amend our request.

Thank you very much and have a great day!

Amanda W Swor, Director of Entitlements & Policy

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